

**CHARTER TOWNSHIP OF DELTA**  
Public Meeting Room A  
Delta Township Administration Building  
7710 West Saginaw Highway  
Lansing MI 48917

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR  
TUESDAY, JANUARY 20, 2015**

**I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

**II. OPENING CEREMONIES – Pledge of Allegiance**

**III. ROLL CALL**

Members Present: Supervisor Ken Fletcher, Treasurer Howard Pizzo, Clerk Mary R. Clark, Trustee Dennis Fedewa, Trustee Douglas Kosinski, Trustee Jeff Hicks, and Trustee Karen Mojica (*arrived at 6:02 PM*)

Members Absent:

Others Present: Acting Manager Jeff Anderson, Lt. Mark Wriggelsworth, Parks & Recreation Director Marcus Kirkpatrick, Community Development Department Director Mark Graham, Economic Development Director Ed Reed, Fire Chief John Clark, Assistant Chief Mike Roman, and Fire Inspector Mike Roberts.

TRUSTEE HICKS MOVED TO EXCUSE TRUSTEE MOJICA FROM THE JANUARY 20, 2015 TOWNSHIP BOARD MEETING.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

**IV. PRESENTATIONS AND PROCLAMATIONS –**

Trustee Karen Mojica arrived at 6:02 PM.

**1. Fire Department Badge Pinning and Oath of Office**

Fire Chief John Clark and Assistant Fire Chief Mike Roman administered the oath of office to three new Delta Township firefighters.

- a. New Hire – Tim Conley
- b. New Hire – Robert Urburtis
- c. New Hire – Zachary Williams

MONDAY, JANUARY 20, 2015 TOWNSHIP BOARD MINUTES – REGULAR MEETING  
CHARTER TOWNSHIP OF DELTA

Page 2 of 8

**V. SET/ADJUST AGENDA**

Trustee Kosinski stated that he would like to add an item to the Committee of the Whole agenda to discuss the Strategic Planning retreat.

Trustee Fedewa stated that he would like to add an agenda item to discuss next month's Committee of the Whole.

TRUSTEE KOSINSKI MOVED TO APPROVE THE AGENDA AS AMENDED.

TRUSTEE FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**VI. PUBLIC HEARINGS – NONE**

**VII. COMMUNICATIONS**

**VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA** *(maximum two minutes)*

**IX. INTRODUCTION OF ORDINANCES**

**X. PASSAGE OF ORDINANCES –**

**XI. CONSENT AGENDA –**

TREASURER PIZZO MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE HICKS SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER PIZZO,  
TRUSTEE FEDEWA, TRUSTEE HICKS, TRUSTEE KOSINSKI,  
AND TRUSTEE MOJICA.

NAYS: NONE

ABSENT:

THE MOTION PASSED 7-0.

Bills and Financial Transactions	\$ 5,946,464.51
Bond/Debt Payments	
Investments	
Payroll & Related	302,226.75
Refunds	1,116.26

2.	Tax Distributions	5,085,708.00
	Vendor Claims	557,413.50
	Total	\$ 5,946,464.51

TREASURER PIZZO MOVED TO APPROVE THE BILLS AND FINANCIAL TRANSACTIONS IN THE AMOUNT OF \$5,946,464.51.

TRUSTEE HICKS SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**3. Minutes –**

January 5, 2015 Regular Township Board Meeting  
January 12, 2015 Committee of the Whole Meeting

TREASURER PIZZO MOVED TO APPROVE THE JANUARY 5, 2015 REGULAR TOWNSHIP BOARD MEETING MINUTES AND THE JANUARY 12, 2015 COMMITTEE OF THE WHOLE MEETING MINUTES.

TRUSTEE HICKS SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**4. Electrical Board of Appeals Reappointment**

TREASURER PIZZO MOVED THAT JIM SPITZ BE REAPPOINTED TO THE ELECTRICAL BOARD OF APPEALS FOR A TWO YEAR TERM. THE TERM SHALL BE EFFECTIVE FROM JULY 1, 2014, AND WILL EXPIRE ON JUNE 30, 2016.

TRUSTEE HICKS SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**5. Referral of Meijer Distribution, Inc. Rezoning Request to the Planning Commission for the Purpose of Holding a Public Hearing in Case No. 1-15-1.**

TREASURER PIZZO MOVED THAT THE DELTA TOWNSHIP BOARD REFER THE MEIJER DISTRIBUTION, INC. REQUEST TO REZONE THE PROPERTY DESCRIBED IN CASE NO. 1-15-1 FROM I1, LIMITED INDUSTRIAL, TO I2, GENERAL INDUSTRIAL, TO THE PLANNING COMMISSION FOR THE PURPOSES OF HOLDING A PUBLIC HEARING ON THE MATTER AND SUBMITTING A RECOMMENDATION TO THE TOWNSHIP BOARD.

TRUSTEE HICKS SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**6. Resolution to Establish a Delta Township Senior Council**

TREASURER PIZZO MOVED THAT THE TOWNSHIP BOARD AUTHORIZE THE ATTACHED RESOLUTION TO ESTABLISH A DELTA TOWNSHIP SENIOR COUNCIL.

WHEREAS, THE DELTA TOWNSHIP BOARD ACKNOWLEDGES THE VALUE OF SENIORS IN THE COMMUNITY AND RECOGNIZES THE BENEFITS OF GIVING THEM A VOICE IN LOCAL GOVERNMENT; AND

WHEREAS, IT WAS DETERMINED THAT A COUNCIL BE ESTABLISHED FOR THE PURPOSE OF PROMOTING SENIOR INVOLVEMENT IN LOCAL GOVERNMENT THROUGH ACTIVE PARTICIPATION AND THE MUTUAL EXCHANGE OF IDEAS AND EXPERIENCES FOR THE ULTIMATE BENEFIT OF ALL DELTA TOWNSHIP RESIDENTS; AND

THEREFORE BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF DELTA ESTABLISHES A DELTA TOWNSHIP SENIOR COUNCIL (DTSC).

BE IT FUTHER RESOLVED THAT THE DTSC SHALL CONSIST OF DELTA TOWNSHIP RESIDENTS FROM AGES FIFTY (50) AND UP WHO FOLLOW THE ESTABLISHED APPLICATION PROCESS.

BE IF FURTHER RESOLVED THAT THE TERM FOR REPRESENTATIVES SHALL BE UNLIMITED, AND SHALL HAVE A CHAIRPERSON WHICH SHALL BE SELECTED ANNUALLY BY THE COUNCIL.

BE IT FURTHER RESOLVED THAT THE TOWNSHIP MANAGER SHALL SELECT TOWNSHIP STAFF TO PROVIDE ASSISTANCE TO THE DTSC. THE TOWNSHIP STAFF SHALL APPROVE ANNUAL PROJECTS SELECTED BY THE DTSC. THE DTSC SHALL PREPARE A MID-YEAR AND ANNUAL REPORT WHICH SHALL BE PRESENTED TO THE TOWNSHIP BOARD.

TRUSTEE HICKS SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION – NONE.**

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

- 7. Final Consideration of Bewersdorf Special Land Use Permit Request in Case No. 12-14-10, to Allow for a Commercial Fueling Station for Lansing Ice & Fuel at 4425 S. Creyts Road.**

Community Development Department Director Mark Graham indicated that Lansing Ice & Fuel sold their facility located at 3605 S. Creyts, and they are applying for a special land use permit to be able to demolish the building currently located at 4425 S. Creyts Rd., and build a new facility.

Mr. Graham gave a presentation including information from the Planning Commission meeting pertaining to this special land use permit request, and the information compiled in the staff report by Planner Chris Gruba.

Trustee Hicks asked if both above and below ground fuel tanks are permitted with the special land use permit, and if the Department of Environmental Quality would monitor these tanks.

Inspector Roberts indicated that the State Bureau of Fire Services would have jurisdiction pertaining to the monitoring of the storage tanks.

A discussion ensued among Township Board members and Mr. Graham regarding the details and requirements of the proposed special land use permit.

TRUSTEE HICKS MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REQUEST FOR A SPECIAL LAND USE PERMIT FOR A COMMERCIAL FUELING STATION ON THE PROPERTY DESCRIBED IN CASE NO. 12-14-10 FOR THE FOLLOWING REASONS:

1. THE REQUEST IS CONSISTENT WITH THE PROVISIONS OF THE DELTA TOWNSHIP COMPREHENSIVE PLAN AND THE ZONING ORDINANCE.
2. THE PROPOSED DEVELOPMENT CAN BE OPERATED SUCH THAT IT IS COMPATIBLE WITH SURROUNDING LAND USES.
3. THE PROPOSED USE IS MOVING LESS THAN A HALF MILE FROM ITS EXISTING LOCATION AT 3605 S. CREYTS TO A NEW LOCATION AT 4425 S. CREYTS.

THE SPECIAL LAND USE PERMIT IS RECOMMENDED FOR APPROVAL SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE PROPOSED FACILITY MUST OBTAIN SITE PLAN APPROVAL FROM THE PLANNING COMMISSION, DRAIN OFFICE, FIRE DEPARTMENT AND OTHER APPLICABLE TOWNSHIP DEPARTMENTS.
2. FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE PROVISIONS REQUIRED BY THE ZONING ORDINANCE, OR ANY STIPULATIONS REQUIRED BY THE DELTA TOWNSHIP BOARD, SHALL

CONSTITUTE GROUNDS FOR TERMINATION OF THIS PERMIT BY THE TOWNSHIP BOARD.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**8. Introduction of Proposed Resolution to Accept a Community Development Block Grant (CDBG), Issued Through the Michigan Economic Development Corporation (MEDC), and Enter into a Contract for Consultant Services with the Lansing Economic Area Partnership (LEAP) to Administer a CDBG.**

Economic Development Director Ed Reed gave a presentation to the Township Board regarding the proposed CDBG project details with Michigan CAT.

Mr. Reed indicated that the State of Michigan has allowed LEAP to provide an individual from their staff to administer the grant funds. This project is an investment of \$12.7 million, and will create 50 jobs over a period of three years.

Treasurer Pizzo asked Mr. Reed about the type of training that would be provided through this grant.

Mr. Reed indicated that up to six months of training is included in the grant, and it can be specific training administered by a third party.

Mr. Reed also stated that Capital Area Michigan Works will be working with the Township on this grant, screening potential employees. At least 51% of employees hired under this grant must be low to moderate income individuals.

TREASURER PIZZO MOVED THAT THE DELTA TOWNSHIP BOARD ACCEPT THE COMMUNITY DEVELOPMENT BLOCK GRANT FROM THE MICHIGAN ECONOMIC DEVELOPMENT CORPORATION AND TO ENTER INTO A CONTRACT FOR CONSULTANT SERVICES WITH THE LANSING ECONOMIC AREA PARTNERSHIP (LEAP) TO ADMINISTER THE GRANT.

WHEREAS, DELTA CHARTER TOWNSHIP WANTS TO SUPPORT MACALLISTER MACHINERY, INC., PARENT COMPANY OF MICHIGAN TRACTOR AND MACHINERY COMPANY, OPERATING UNDER THE NAME MICHIGAN CAT, IN ITS PROJECT TO DEVELOP A FACILITY AT 3230 S. CANAL ROAD IN DELTA TOWNSHIP; AND

WHEREAS, THE TOWNSHIP'S PARTICIPATION IN THE PROJECT ADVANCES LOCAL ECONOMIC DEVELOPMENT AND JOB CREATION EFFORTS; AND

WHEREAS, THE MEDC HAS OFFERED MICHIGAN CAT INCENTIVES IN THE FORM OF A TRAINING GRANT, FUNDED BY CDBG DOLLARS; AND

WHEREAS, A LOCAL UNIT OF GOVERNMENT MUST BE THE RECIPIENT OF A CDBG; AND

WHEREAS, THE MEDC RECOMMENDS THE USE OF A CERTIFIED GRANT ADMINISTRATOR (CGA) TO ADMINISTER THE GRANT; AND

WHEREAS, LEAP HAS A CGA ON STAFF, AND HAS RESPONDED TO THE TOWNSHIP'S REQUEST FOR PROPOSALS TO ADMINISTER THE GRANT CONTRACT;

NOW, THEREFORE, BE IT RESOLVED THAT THE DELTA CHARTER TOWNSHIP BOARD AGREES TO ACCEPT THE CDBG TO ASSIST MICHIGAN CAT, AND TO ENTER INTO A CONTRACT FOR CONSULTANT SERVICES WITH LEAP TO ADMINISTER THE GRANT. FURTHER, THAT KEN FLETCHER, TOWNSHIP SUPERVISOR, BE THE AUTHORIZED SIGNATURE FOR THE GRANT CONTRACT, AND THAT ED REED, ECONOMIC DEVELOPMENT COORDINATOR, BE THE GRANTEE REPRESENTATIVE FOR THE CONTRACT FOR CONSULTANT SERVICES.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XV. MANAGER'S REPORT – Jeff Anderson, Acting Township Manager**

20 sidewalk snow enforcement violations were issued last week, and all have complied within 24 hours.

Mr. Arnold, Mr. Kirkpatrick, and Mr. Anderson met with property owners at the north side of the pathway to discuss the goal of re-grading the slope of the hill and planting new landscaping. Easements from two property owners are required.

Firefighter Mark Proebstle has announced his retirement date of January 31, 2015.

Mr. Graham stated that he and Mr. Reed met with Mike Davis, owner of Davis Construction Company, on December 17, 2014, to discuss properties along Saginaw Highway. Mr. Davis indicated that the maximum lease term is typically five years. Mr. Davis stated that he has no interest in properties east of Elmwood Rd.

Mr. Graham stated that he and Mr. Reed met with Pat Gillespie on January 16, 2015, and he gave the Board an update on their discussions regarding the properties on Saginaw, including the Waverly Golf Course.

A discussion ensued among Board members regarding properties and developments along Saginaw Highway.

**XVI. COMMITTEE OF THE WHOLE**

**9. Planning Retreat**

Trustee Kosinski stated the need to bring in a facilitator, and to come to a consensus on a vision for W. Saginaw Highway during the meeting on January 24, 2015, and he recommended postponing the planning session until a facilitator can be scheduled.

The planning session will be postponed until a new Township Manager has been selected and hired, and a facilitator is available.

Mr. Anderson stated that staff members held a meeting last week to discuss action items related to the strategic plan.

**10. February 2015 Committee of the Whole Agenda**

Trustee Fedewa stated that the Delta Township Board of Water and Light appointment process should be added as an agenda item for February's Committee of the Whole meeting.

**XVII. PUBLIC COMMENTS – None**

**XVIII. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 7:01 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK